

# The Open Gate

Come on in. This page belongs to each of you. It is a editorial page for you to contribute, a place to meet your neighbors and to sell your "stuff" with an ad for residents at no charge.

17 year old available for baby sitting, pet walking, shoveling, gardening, etc!!!  
Call Alana Waite at 303-809-4037  
[amwaite753@gmail.com](mailto:amwaite753@gmail.com)

Help navigating the confusing decisions of Medicare and Social Security.  
Contact Lisa #303-593-1610 or  
[lisa@ColoradoBenefitsGroup.com](mailto:lisa@ColoradoBenefitsGroup.com).

I'm a mom & grandma available for baby sitting, pet sitting or house sitting.  
Call Wendy at 720-280-5553

**Better View Window Cleaning.**  
15 years in business, fully insured  
720-300-3670 (new phone number)  
[betterviewcleaning@gmail.com](mailto:betterviewcleaning@gmail.com)

Very experienced Massage Therapist  
20% Senior Discount  
call Wendy 720-280-5553

**Residential Electrician**  
Michael Jepkes — 720.203.7149

**1stCall Heating & Air**  
Bill McGovern - Service Tech  
Call me at 303.794.8324  
24 hour emergency service  
[www.1stcallheatingandair.com/testimonials](http://www.1stcallheatingandair.com/testimonials)  
\$25 off your next service call

**Community Plumbing and Heating**  
Bill McGovern — 303.794.8324

Leticia's house cleaning/babysitting  
720-291-6469

## NOT SURE IF YOU'RE ROOF HAS HAIL or WIND DAMAGE?

Call for your FREE roof evaluation from a local company in business for 14 years that is honest, trustworthy and a member of the BBB!  
Receive a \$10 Gift Card with roof inspection AND a \$100 Gift Card with roof replacement!  
Call Greg Today for your FREE roof inspection...303-903-7160

**IN-HOME COMPUTER REPAIR AND SERVICE**, including virus removal, data recovery, speed optimization, wireless network setup, hardware installation and much more.  
Available evenings and weekends, and always a better deal than big box retailers.  
Call Jon at 303-736-9921

## Stokes Remodeling LLC

Siding Repair ■ Kitchen ■ Bathrooms ■ Fences ■ Coach Lights ■ Back Garage Passage Door ■  
Floors: Hardwood & Tile  
**Michael Stokes** 303.550.5045  
Mention this ad and receive 20% off the labor price  
Free Estimates / Licensed / Insured / References Available / No project too small.....15 years experience

## ANY JOB DONE RIGHT BY YOUR NEIGHBORHOOD HANDYMAN

For all your household maintenance needs, call Mike the Handyman. I build ACC approved gates and do landscaping, gutter cleaning and pre-painting fix-ups.  
Any job done right at a reasonable rate. Call Mike at 303.263.4117

Your **Local** Real Estate Specialist "Dedicated to Serving Your Real Estate Needs"  
Keller-Williams Real Estate, LLC  
Bernadette Watowich-Stead—303.601.8922 — [bwatowichstead@hotmail.com](mailto:bwatowichstead@hotmail.com)

## Do you want info on area activity or need a referral for a vendor?

Give me a call: **Cathy Fox-The Realty Fox 303.947.5866**  
[www.TheRealtyFox.com](http://www.TheRealtyFox.com)

**HEALTHY COFFEE** — no jitters or caffeine crash; 100% certified organic Gandoderma  
[www.RonnieGrove.organoGold.com](http://www.RonnieGrove.organoGold.com)  
call 720.320.7226 — Conference Call Weekly: 605.475.4000 / code 161600#

# The Back Gate Villager

Issue #97

## Message from the President

February 2014

Super Bowl proved a disappointing event, unless you just moved here from Seattle? How about whether it is cold enough followed by the groundhog seeing his shadow so, six more weeks of this? Perhaps someone won a lottery! We all need a little good news so please call me if you did. It would be good to look into someone's eyes appearing less than discouraged these days.

Well, your KVTA board met this past week and everything seems to be going really well. Warren, his staff, and others have been keeping up with plowing and shoveling driveways and sidewalks, ah, there is good news. Winter pruning will be on hold until a break in the snow and we get some warmth back in the daytime weather. When we resume removing junipers and other overgrown shrubs, we will not be putting new plants back as it is not the right time to be re-planting. Fear not, in the spring, we will get back with restoring those beds. For anyone walking small pets, do be careful of their time outside, as little feet suffer some damage with these really low temperatures.

Contact was made with the City of Centennial concerning plowing sidewalks along University Blvd. Their policy is to clear those walks if the area gets 4" of snow or more and they had assumed their personnel were doing so. Warren informed them that this has not been the case, so they will supervise that activity more carefully going forward. With more snow falls, we shall still continue to request Blade Runners make one pass with their equipment when they are on site for us.

The Board has come to the conclusion that we MUST enforce our community bylaws which provide for overflow parking, needing indeed to be "temporary". We shall write a single warning letter whenever we believe a vehicle is in violation, providing the owner 15 days to remove it from the association's property. At the end of the two week period the vehicle will be towed at the owner's expense. Garages being used for storage, rather than parking vehicles is an unacceptable excuse with storage facilities available at many convenient locations around this and surrounding communities.

A landscape committee is being formed which will meet and determine plans for restoration of the flower bed at the entrance to our clubhouse and the Geddes Avenue entrance to our community. Their work will begin in spring and we are anxious to see their ideas and plans they bring with water conservation a priority.

Before we know it .. Spring .. then Summer! So we can complain about the heat .. Dick





The Nominations Committee is now accepting the names of interested people who would like to serve on the board or any committee.

At the October Annual Homeowners Meeting three board positions will expire. There is a constant need for interested individuals for all committees.

If you wish to be nominated for any position or wish to volunteer for a committee let me know.

Please leave a message at 720-949-4999  
Scott Ward—Nominations Committee Chair

### INTERESTED IN RENTING HALF OF YOUR GARAGE???

We'd like to rent half a garage to store a flatbed trailer.  
Contact Tom at 720-489-0302 (*corrected phone number!*)



### REMINDER!!!!

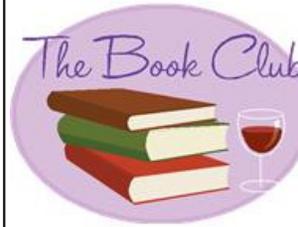
To ensure pickup, trash and recycling need to be set out by 7 AM on the day of pickup.

### PAINTING 2014



The 62 owners of townhouses to be painted this year are to be congratulated for keeping their property in good repair. We sent only 15 repair reminder letters. The replacement of side garage doors was the repair item most needed. We must realize that these doors are 35 years old and were of poor quality to start with. Please all check your townhouse for anything we may have missed. Your property will not be painted again until 2020. Thank you in advance for your cooperation.

Harold Arnold, Paint Committee Chair (phone 720-648-7200)



The Knolls Village Book Club will be reading *The Outliers* by Malcolm Gladwell for the next meeting on Wednesday, March 12, 7:00 p.m. at the home of Katie Fralick, 2648 E. Fremont Place.

The Book Club continues to be pleased with the response to the Little Free Library. We are happy that so many of you are finding books there to read and we thank those of you who have donated books for the enjoyment of other readers. Check it out - the selection is always changing.

### FYI

Avoid the long lines at the Post Office by visiting **Safe Ship** in the Albertson's shopping center next to Curves. They are a certified U.S Post Office Retail Postal Center. You can buy stamps and mail packages plus they offer a variety of other services such as overnight shipping, Post Office Box rentals, document shredding, Fax and Notary services and more. 303-221-1010.

### Did you Know?

Several stores have recently opened at The Streets at Southglenn. H&M, Loft, Victoria's Secret, Z-Gallerie, Bath & Body Works and Sur La Table - everything for the kitchen and fun cooking classes.

### GARAGE BREAK-IN

At least one garage was broken into at the Knolls Village during the month of January. It was noted by the Sheriff's Deputy that the garage side door was an easy access point for the break in and it may have been prevented if the strike plate for the lock had been stronger. You can make your home and garage more secure by installing dead bolt locks and making sure that strike plates for locks are fastened not only to the door jamb, but with long screws through the door jamb into the framing of the wall.

### South Suburban Parks & Recreation

Visit our website: [www.ssprd.org/](http://www.ssprd.org/)

### COMMUNITY INFORMATION

Clubhouse Reservations 2701 E. Geddes Place	Kathy Kurtz—720.398-8684 (for events Oct thru Dec) Ilena Lea—303.771.6965 (for events Jan thru March) Linda Fletcher—303.694.6075 (for events April thru June) Joy Stanton—303.771.6250 (for events July thru Sept)	
KVTA Board Meeting	<b>TUESDAY, March 4th at 6:30 pm</b>	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
ACC (Architectural Control Committee Meeting) April 21, 6:00 p.m. at Club House		
Newsletter Deadline	<b>Friday, March 7th</b> Contact Peggy Donegan	peggy.donegan@comcast.net 303.660.4808
KVTA Website	<b>www.knollsvillage.com</b>	